



AGENDA
TOWN OF UNICOI PLANNING COMMISSION
UNICOI VISITOR CENTER
February 3rd, 2025, at 5:30 pm

I. Call to Order

II. Invocation & Pledge

III. Roll Call

() Kevin Mcinturff, Mayor
() Bill Nuss
() David Hoilman
() Andy Landers

() Todd Hopson, Chair
() Charles Day
() Wanda Radford, Secretary

IV. Approval of January 6th, 2025 Planning Commission Minutes

V. Old Business

VI. New Business

- a. Consideration/Discussion of Rezone Request for part of 123 Honeycutt Rd. Tax Map 008 Parcel 144.02.

VII. Other Business

VIII. Announcements

IX. Opportunity for Citizens Not on the Agenda to Address the Planning Commission

X. Adjournment



MINUTES
TOWN OF UNICOI PLANNING COMMISSION
UNICOI VISITOR CENTER
December 2nd, 2024, at 5:30 pm

I. Call to Order: The meeting was called to order at 5:30 pm by Chairman Todd Hopson.

II. Invocation & Pledge

III. Roll Call

(X) Kevin McInturff, Mayor	{(X) Present; (A) Absent}
(X) Bill Nuss	(X) Todd Hopson
(X) David Hoilman	(X) Charles Day
(X) Andy Landers	(X) Wanda Radford, Secretary

Others Present:

FTDD Planner, Cory Haggard

IV. Approval of December 2nd, 2024, Planning Commission Minutes

(Y) Kevin McInturff, Mayor	(Y) Todd Hopson
(Y) Bill Nuss	(1st) Charles Day
(Y) David Hoilman	(2nd) Wanda Radford, Secretary
(Y) Andy Landers	

{ (A) Absent () Abstain }

Charles Day made the motion to approve the minutes as written. This motion was seconded by Wanda Radford. All in favor.

V. Old Business

VI. New Business

- a. Consideration/Discussion of Rezone Request for part of Buffalo Valley Golf Course Tax Map 005J Group A Parcel 001.00.

- i. Todd Hopson introduced this rezone and noted that this rezone was part of the old golf course. Planner Cory Haggard also shared this and recommended approval given the surrounding area being A-1. He further noted that this property was currently zoned R-1. Charles Day made a motion to approve the rezone, Andy Landers seconded. All in favor.

VII. Other Business

VIII. Announcements

IX. Opportunity for Citizens Not on the Agenda to Address the Planning Commission

X. Adjournment

With there being no further business, a motion to adjourn was made by Wanda Radford, seconded by Charles Day. All were in favor. Meeting adjourned.

_____	_____
Todd Hopson, Chairman	Date

_____	_____
Wanda Radford, Secretary	Date



APPLICATION

For

PROPOSED ZONING AMENDMENT OR VARIANCE REQUEST

Town of Unicoi, Tennessee

REQUEST IS AN AMENDMENT TO THE ZONING ORDINANCE MAP _____,
TEXT _____, OR VARIANCE FROM THE BOARD OF ZONING APPEALS _____.

1. Applicant's Name: James and Danielle Spotts
Address: 123 & 125 Honeycutt Rd Unicoi TN 37692
Phone: 423-341-2928
2. Owner's Name: James and Danielle Spotts
Address: 123 Honeycutt Rd Unicoi TN 37692
Phone: 423-341-2928
3. Location and a brief description of the property: lot with home, garage & animal structures
utilizing for homestead.
4. County property tax Identification: Map _____ Parcel _____
5. Size of property in acreage _____ or square feet _____.
6. Existing zone R2 Proposed Zone Agriculture [if applicable]
7. Existing use Agriculture Proposed use Agriculture [if applicable]
8. Reasons why property should be rezoned or text of the zoning ordinance should be changed, or why a variance should be granted.
utilizing for a small homestead.
9. Attach a sketch drawn to approximate scale to this page showing the property to be considered for rezoning, or for a variance request including any existing or proposed structures, parking areas, and the like. Show the location of the proposed rezoning on the zoning map that is attached.

TO BE COMPLETED BY PLANNING STAFF

10. Date received by Town of Unicoi Planning Commission Staff: _____
11. Date zoning amendment is to be considered by the planning commission: _____
12. Date notice to adjacent property owners mailed: _____



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